



**12 Little Dene**  
Lodore Road





Offers Over £495,000

GENEROUS TWO BEDROOMED GROUND FLOOR GARDEN APARTMENT WITH LARGE LIVING ROOM AND SEPARATE DINING ROOM, A COVERED DOUBLE GARAGE, PRIVATE SOUTH WEST FACING GARDEN AND NO ONWARD CHAIN.

This is a fantastic opportunity to acquire a large ground floor apartment in one of Newcastle's most sought after residential areas. The property is ideally situated on Lodore Road, High West Jesmond and is well placed with easy access to central Gosforth and Jesmond, both of which offer a wide variety of shops, cafes and restaurants. Ilford Road Metro Station is located nearby providing excellent transport links into Newcastle City Centre and beyond.

Boasting close to 1,600 sq ft (approx 148m<sup>2</sup>) of internal living space, the property briefly comprises: communal entrance lobby and hall at ground floor level with secure entry system, lift and stair access to all floors; Private entrance hall with two store cupboards | Impressive lounge with full width floor to ceiling windows incorporating double doors to private garden | Separate dining room (which could easily be converted into a third bedroom, if required) | Kitchen/breakfast room with door to communal gardens | Master double bedroom with fitted wardrobes, floor to ceiling window with doors to garden | Bathroom | Second double bedroom with fitted wardrobe and en-suite WC.

This wonderful ground floor apartment located in the popular and prestigious Little Dene development benefits from gas central heating and double glazing, communal gardens and parking with private underground double garage, a large and private south westerly low maintenance garden.

Priced to reflect the need for some updating/modernisation, this is a rare opportunity for someone to acquire a spacious well laid out property with huge potential in this central and popular location!

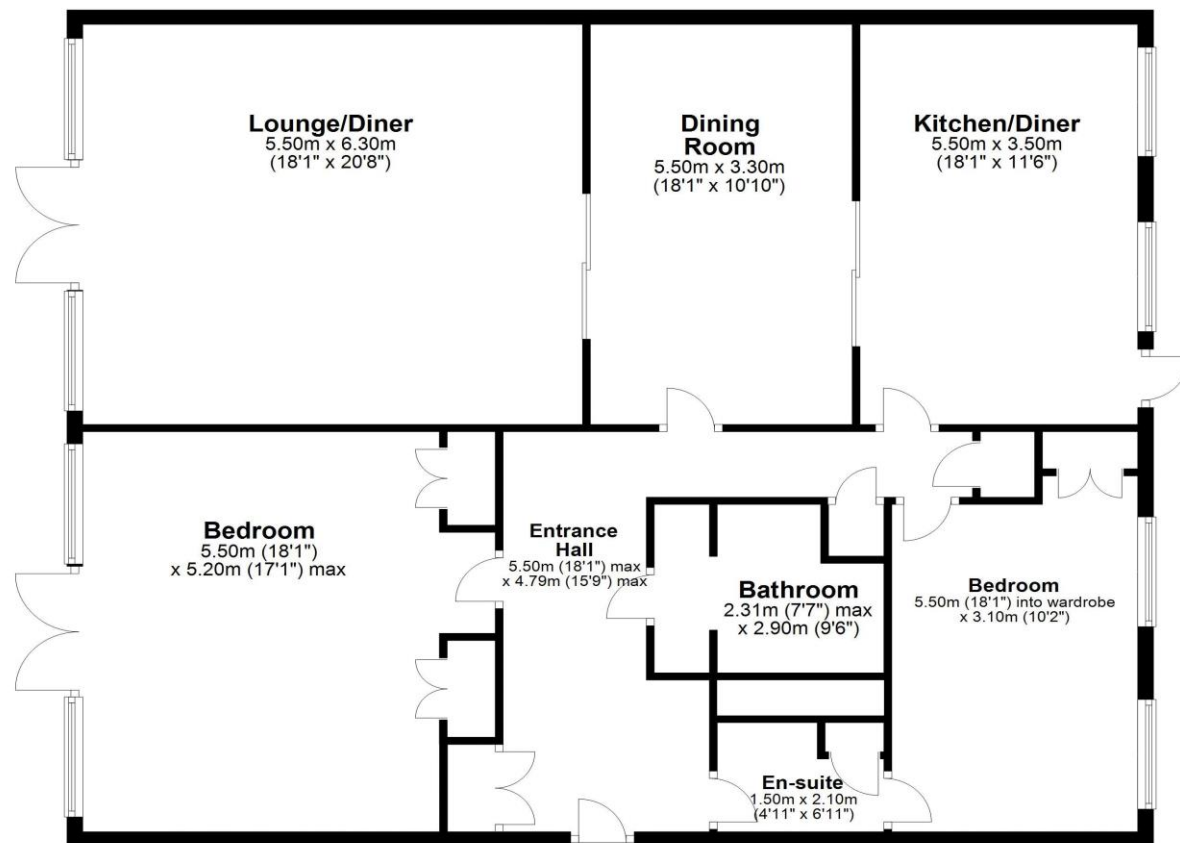
Services: Mains gas, electric, water and drainage | Tenure: Leasehold | Council Tax: Band F | Energy Performance Certificate: C





### Ground Floor

Approx. 147.6 sq. metres (1589.1 sq. feet)



Total area: approx. 147.6 sq. metres (1589.1 sq. feet)

**12 Littledene, High west Jesmond**

All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

